



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

Langdon Park Road, Highgate, N6
Price £750,000 - Share of Freehold

An exceptionally spacious three-bedroom, three-bathroom apartment arranged over the first and second floors of an attractive period conversion, ideally positioned within easy walking distance of Highgate Underground Station. The generously proportioned accommodation features a bright and spacious reception room, separate kitchen and three well sized double bedrooms. There is a family bathroom, together with two en-suite shower rooms, providing excellent flexibility for families, couples or those requiring additional guest or home working space. A particular feature of the property is the impressive central hallway, flooded with natural light and enhanced by a vaulted ceiling, skylight and contemporary glass balustrades, creating a striking sense of space throughout the home. Further benefits include eaves storage space, and double glazed windows. The apartment is superbly located for the independent restaurants, cafés, shops and amenities of Highgate Village, while the vibrant selection available along Crouch End Broadway is also within easy reach. The picturesque surroundings of Parkland Walk are only moments away, and the open space of Waterlow Park is within easy reach. Offered to the market chain free and with a share of the freehold, this substantial apartment combines generous living space, character and an excellent Highgate location.

Material Information:

The property is held on a 125 year lease from the 29th September 2001 and the annual ground rent is peppercorn. The annual service charge is £1,471.20, payable in monthly instalments of £122.60. The building is self managed by the residents. The property has gas central heating and Ofcom confirms that Ultrafast broadband is available. The building is serviced by electricity, and mains water and sewerage. CPZ street parking is available. Mobile phone coverage is available in the property.

Council Tax: London Borough of Haringey - Band C

Approx. Floor Area: 988 sqft (91.79 sqm)

Remaining Lease Term: 100 years

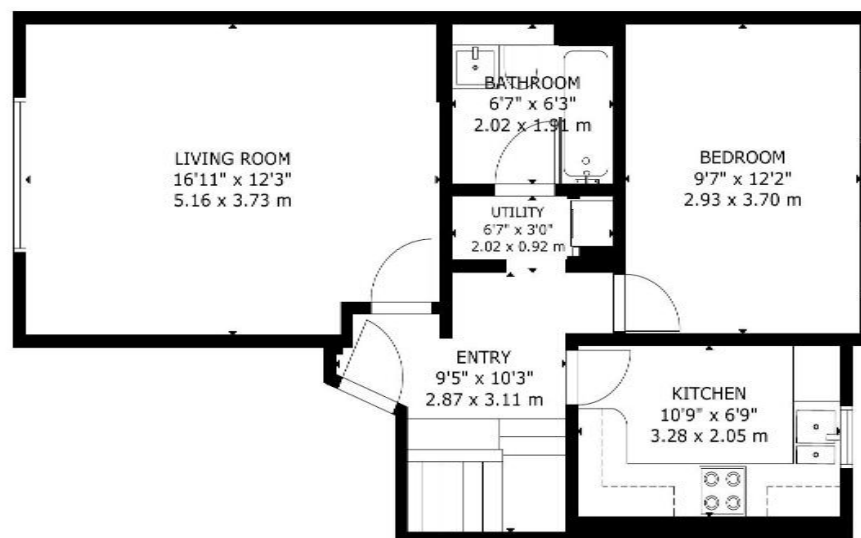
Annual Service Charge: £1,471.20

Annual Ground Rent: Peppercorn

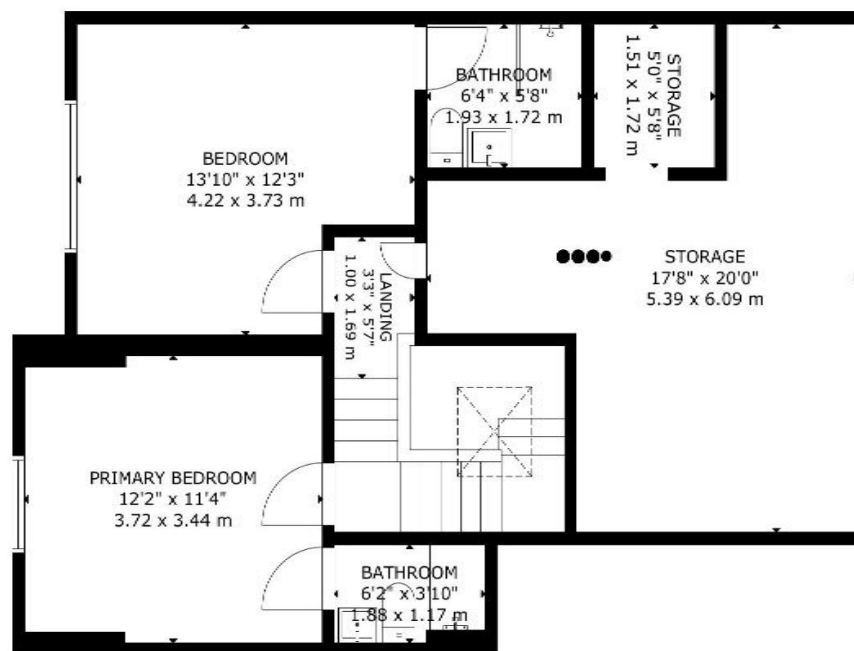


TAYLOR GIBBS

Residential Sales, Lettings & Management Agents



FIRST FLOOR



SECOND FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		79
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

GROSS INTERNAL AREA
TOTAL: 92 m²/988 sq ft
FIRST FLOOR: 52 m²/555 sq ft, SECOND FLOOR: 40 m²/433 sq ft
EXCLUDED AREAS: STORAGE: 24 m²/263 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

33 Highgate High Street, Highgate, London, N6 5JT

Tel: 020 8341 0123

enquiries@taylorgibbs.co.uk

www.taylorgibbs.co.uk

